



County of San Diego
Department of Planning and Land Use

# RESPONSE TO ISSUES RAISED



- Staff will prepare additional information for all substantive issues
- Staff will prepare analysis of all property specific requests
- Responses be presented at subsequent meeting

## SUBSTANTIVE ISSUES



- Fiscal Impacts of Reductions in Density
- 2. Supplemental Information on Reductions in Density
- 3. Purchase of Agricultural Conservation Easements (PACE) Program
- 4. Williamson Act
- 5. Future General Plan Amendments
- 6. Deference to Community Plans
- 7. Specific Plan Areas
- 8. Road 3A Valley Center
- 9. Community Planning Group Positions
- 10. Conservation Subdivisions
- 11. Alternative Septic Systems
- 12. Groundwater Study
- 13. Wildfire Risk

# PROPERTY SPECIFIC REQUESTS



# Nearly 200 requests to date

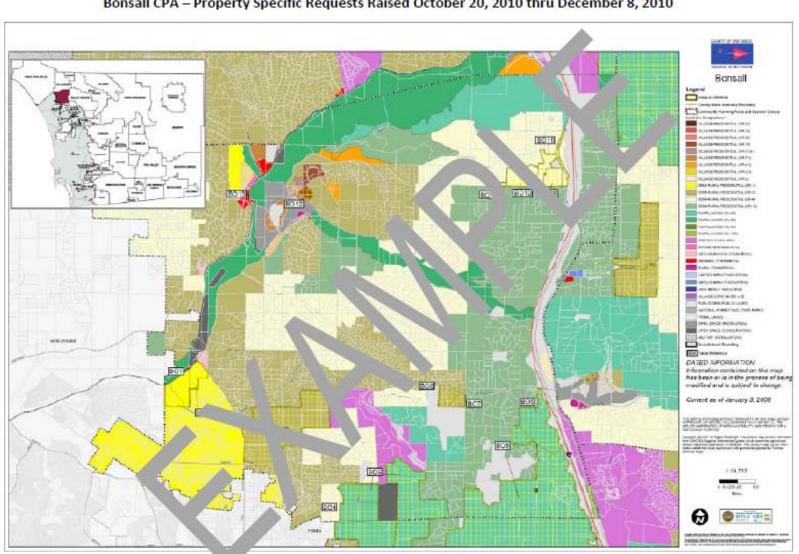
GPU Board of Supervisors Hearing 10/20/2010: Property-Specific Requests

QPU Alternatives											
ID	Property Owner	Existing GP		ernatives Draft Land Use	Recommended Project	Property Owner Request	Community Recommendation	Opposition Expected	EIR Revisions	Consistent w/Objectives	Spot Designation/ Zone
LPINE											
AL24*	Pauline Silver	(6) 7.3 dulac (8) 14.5 dulac (13) General Commercial	VR15	VR15	VR15	VR15/GC					
ONSALL	•	_	'								•
B03	Jay Kawano	(17) 1 du/2, 4 ac	8R2	3R10	SR10	8R2	(		^		
809	Donald Dabbs [Gary Piro]	(19) Intensive Ag 1du/4,8 ac	8R4	3R10	SR10	3R4		\_\_			
BO18*	Mark Wollam	(18) 1 dul4,8,20 ac	8R10	3R10	SR10	3R4		/			
BO19*	Eric Anderson	(17) 1 du/2, 4 ec	8R4	8R4	8R4	8R2		177	-		
B020*	Gerald Church	(19) Intensive Ag 1dw/4,8 ac	8R10	SR10	SR10	-/-		1.			
BO21*	Dorothy Parrot	(17) 1 du/2, 4 ac	8R2	8R2	8R2	( G ( )	-1-/-/-	1			
B022*	Mark Thompson	(17) 1 dul2, 4 ac (18) 1 dul4,8,20 ac (24) impact Sensitive 1 dul4,8,20 ac	8R10/RL40	3R10/RL40	SR1f (J4n	SR RA	7-5				
B023*	Ronald Ashman [Yuan Family LLC]	(17) 1 du/2, 4 ac	8R2/8R10	27	SR2/8 0	/ J. ost /					
B024*	Guy Grotke	(17) 1 du/2, 4 ac	3R4	SRIM	984 _	7-1-1	7				
B025*	Janos Moinar	(17) 1 du/2, 4 ac/ GC	MC.	10/	111	1 10W IR					
B026*	Timothy Crandall	(24) Impact Sensitive 1 du/4,8,20 ac	No.	E	/ NC A						
BO27*	Robert Paulsen	(24) Impact Sensitive 1 dul4,8,20 ac	- 40	RLA	1 -1-	8R4					
BO28*	Robert Lo Shella Manijch	(13) General Commercial	11	10/	NC V	NC/Remove FAR					
B029*	Von Grant	(19) Intensive Ag 14-4.8 ac	1/3//	8R2	dR2	8R1					
BO30*	Mark Wollam	(10) Inter- • • • • • • • • • • • • • • • • • • •	1R17		SR10	SR2, none slope dependant					
REST			Z   T   T				•				
CD12*	Leonard Teyssler	117 44,8,20 ac 913028(	NO	RL80	RL80	3R4					
CD13*	Robert D. Davidson	(17) \ \ \(\mu^2\) \ \(\mu^2\) \ \(\mu^2\) \ \(\mu^2\) \	3R4 8R10	3R4 8R10	8R4 [3991302800]	Density to match TM 21172					
ESERT											
D817*	Roger Ries	(26) 180r V	RC	RC	RC	C-36 on front of property					
D818*	Ron Richardson	(18) 1 (0/4,8,2T) ac	RL40	RL40	RL40	3R4					
D819*	Alexis Gevorgian	(7) 10.9 0(2) 202	RC	RC	RC	VR10.9					
D820*	Alexis Gevorgian	(5) 4.3 du/ ac	VR2	VR2	VR2	VR4.3					
D821*	Johnson Cameron	(7) 10.9 du/ ac	RC	RC	RC	VR10.9					
D822"	Johnson Cameron	(4) 4.3 du/ec	VR2	VR2	VR2	VR4.3/VR2					

# PROPERTY SPECIFIC REQUESTS



Bonsall CPA - Property Specific Requests Raised October 20, 2010 thru December 8, 2010



# PROPERTY SPECIFIC REQUESTS



#### PROPERTY SPECIFIC REQUEST

#### **BO18**

Property Specific Request: Change land use designation to SR4				
Requested by: Name				
Community Recommendation	Unknown			
Opposition Expected*	No			
EIR Revision Needed	No			
Consistent with Project Objectives	Yes			
Spot Designation/Zone	Yes			
Note" Based on staff's experience				

#### Property Owner:

Size: 21 acres

2 parcel(s)

Location/Description:

Intersection of Calle Joya and Aquaduct Road Inside CWA boundary

Prevalence of Constraints (See following page):

- high; partially; - none
- Steep slope (greater than 25%)
- O Floodplain
- 0 Wetlands 0
- Habitat Value Agricultural Lands
- Fire Threat

Land Use					
General Plan					
Scenario	Designation				
Existing General Plan	1 du/4,8,20 ac				
PC / Staff Recommendation	SR10				
Referral					
Draft Land Use	SR10				
Hybrid	A 7				
Environmentally Superior	RL20				
Zoning					
Existing — A70, 8-acre minimum lot size					
Proposed — Same as existing					





Reasons for Staff Recommendation This section will be used to explain staff recommendation

#### PROPERTY SPECIFIC REQUEST

BO-18 (cont.)



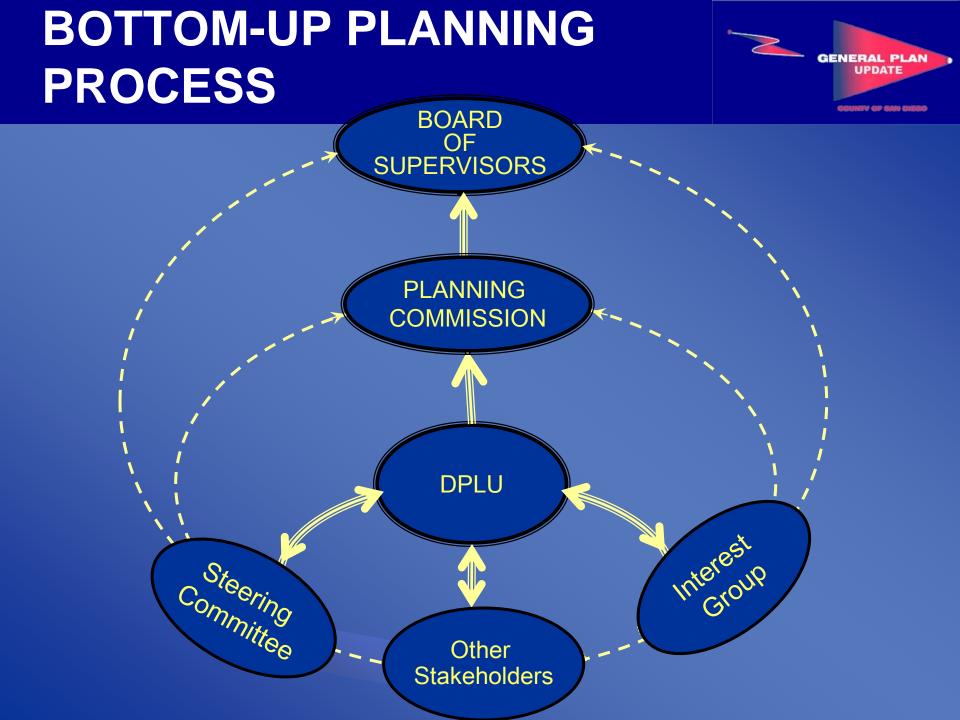




### **CLARIFICATIONS**



- Development of the General Plan Update
- 2. Growth Potential of Rural Areas
- 3. Comparison of Ballot Measures to the General Plan Update



### **BOARD INVOLVEMENT**

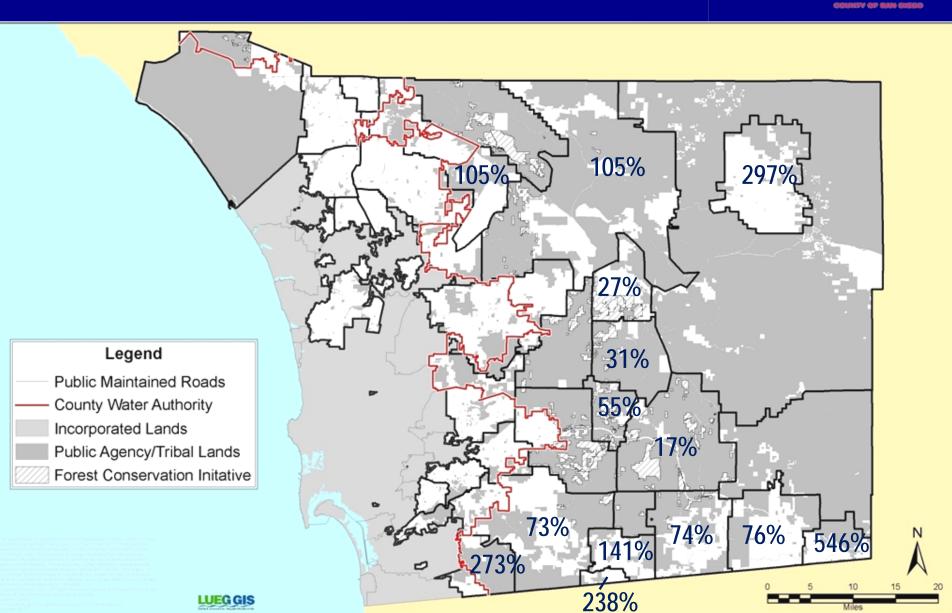


# Over 30 Board of Supervisor Hearings

- 1998 Population Goals
- 1999 Preliminary Goals and Policies
- 2001 Growth Concepts
- 2003 Land Use Framework
- 2004 Residential Mapping
- 2005 Non-Residential Mapping
- 2006 Road Network
- 2007, 2008, and 2009 Progress Reports

# **BACKCOUNTRY GROWTH**

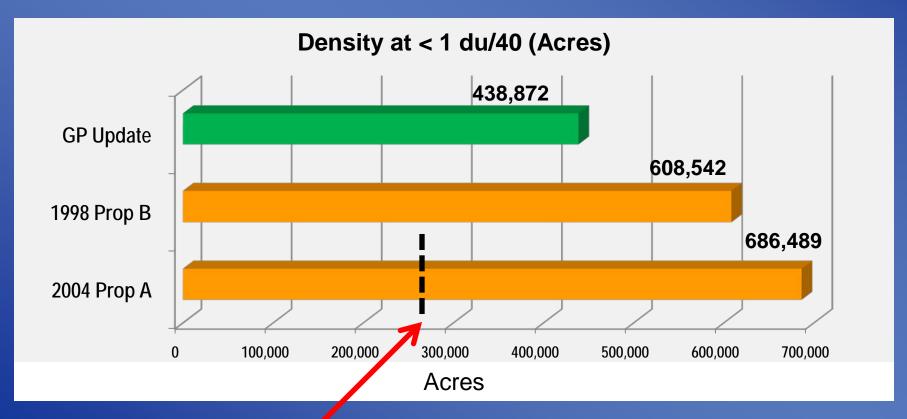




### **BALLOT PROPOSITIONS**



 Ballot propositions were very different from General Plan Update



### **BALLOT PROPOSITIONS**



- Ballot propositions were developed without public input
- Ballot propositions cannot be amended
- Ballot propositions would "derail" and "unravel" General Plan Update





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